



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Council - July 22, 2002
To Planning - July 16, 2002
Date: June 11, 2002

From: Joe Erceg
Manager, Development Applications

RZ 02-201235

File: 8060-20-7396

Re: **Application by Danny Lung for Rezoning at 7520 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124)**

Staff Recommendation

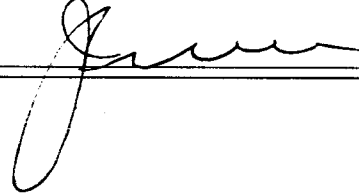
That Bylaw No. 7396 for the rezoning of 7520 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/124)", be introduced and given first reading.


Joe Erceg
Manager, Development Applications

JE:jmb
Att. 3

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Danny Lung has applied to the City of Richmond for permission to rezone 7520 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/124) in order to permit a four unit residential development which would include two primary units and two additional smaller units located above the garages as shown on **Attachment 2**.

The same proposal was supported by Council last fall for four other neighbouring properties. As in the earlier proposals, once the rezoning and development permit is approved for the property it is the intent of the applicant to seek subdivision of the site into two R1/B size lots which will ultimately result in two units per lot.

Findings of Fact

Item	Existing	Proposed
Owner	Habib Samari and Zahra Assadi	To be determined
Applicant	Danny Lung	No change
Site Size	816 m ² (8784 ft ²)	Two lots 447m ² (4809 ft ²) & 369 m ² (3974.5 ft ²)
Land Uses	Single Family	Multi Family
OCP Designation	Low Density Residential	No change
702 Policy Designation	R1/E	No change
Zoning	R1/E	CD/124

Reference: Minimum Lot Widths and Areas

Single Family R1 Zone		
Type	Lot Width	Lot Area
A	9m (29.527 ft.)	270 m ² (2,906 ft ²)
K	10m (32.808 ft.)	315 m ² (3,390 ft ²)
B	12m (39.370 ft.)	360 m ² (3,875 ft ²)
E	18m (59.055 ft.)	550 m ² (5,920 ft ²)

Surrounding Land Uses

Earlier applications for the same zone were approved for four neighbouring lots (7380, 7400, 7420 and 7500 Williams Road). After the rezoning of the subject lot, there are another four lots in this block that would have similar redevelopment potential. Development behind and across the street from the subject property is single family. The property is directly behind the Broadmoor Shopping Centre.

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5430 (**Attachment 3**), adopted by Council in 1989, permits subdivision to R1/E size lots. The policy is not required to be amended as multi-family development is exempt from the Lot Size Policy Process which deals with rezoning from one single family zone to another.

Lane Policy

As the subject lots are along an arterial road a lane would normally be required. However, the properties are exceptionally shallow (24.23m or 79.5 ft.) and the minimum depth required by the Lane Policy is 30m (98 ft.). Therefore, a lane is not feasible or required.

Arterial Road Redevelopment Policy

The Arterial Road Redevelopment Policy states that near Neighbourhood Service Centres, townhouses and low-rise apartments, rather than smaller scale forms of development are to be encouraged. This enables residents to walk to the local shops which in turn supports the local commercial operations, creates a stronger neighbourhood focus as well as limits car use.

In the case of the subject property which is located directly adjacent to the Broadmoor Shopping Centre, a multi-family housing project would have been consistent with the policy. However, as the lots are shallow and it is difficult to provide a lane, the subject proposal, which increases the densities over single family, is seen to be consistent with the policy.

Staff Comments

Transportation

Ideally, this lot would be subject to the Lane Policy, however, due to its narrow depth, the lot will be exempted from the Lane Policy. A single, shared access will be required to serve the four new units and in future, when the lot subdivides, the two new properties will be required to share the driveway access.

There are six parking spaces provided on the site: two spaces each for the primary units and one space each for the additional unit. Staff is comfortable with this number of spaces given that the additional unit is small (48m² or 520 ft²) and given the flexibility of the long driveway.

Zoning

The proposed zone, CD/124, was approved for four other properties in this block. The zone allows for a reduced front yard setback of 4.5m (14.76 ft.) which is less than the standard setback of 6m (19.685 ft.) but will be consistent with the rest of the block once it redevelops. The one area of concern is the reduced rear yard setback of 3m (9.8 ft.). The design solution to this is to reduce the number of windows on this building face to limit the overlook potential into the neighbours back yard.

Analysis

Given the subject sites' location directly adjacent to the Broadmoor Shopping Centre, staff would have preferred to see additional density, such as townhouse development on this block. However, given the shallow depth of the lots, it would have been difficult to introduce a lane and without a lane, a townhouse development along an arterial road would not have been feasible. Therefore, the earlier redevelopment applications on this block, and the subject application, propose a multi-family development with a single family form.

As redevelopment occurs in the future around the shopping centre, it is expected that it will take on a more urban, neighbourhood focused type of form. The proposed development provides a transition to a more urban form but still integrates into the single-family neighbourhood.

The subject application, as well as the earlier applications, introduce a new housing form to Richmond in that it provides a legal living unit about the garage and a mortgage helper for the home owner. Staff do not foresee these units stratifying due to the fact that the hot water tank, heating systems and water and sewer connections are not separated.

Financial Impact

None.

Conclusion

Staff is supportive of the application as it is consistent with the earlier applications approved in this block, it provides a new affordable housing option and it is consistent with the Arterial Road Redevelopment Policy which supports increased density near neighbourhood shopping centres.



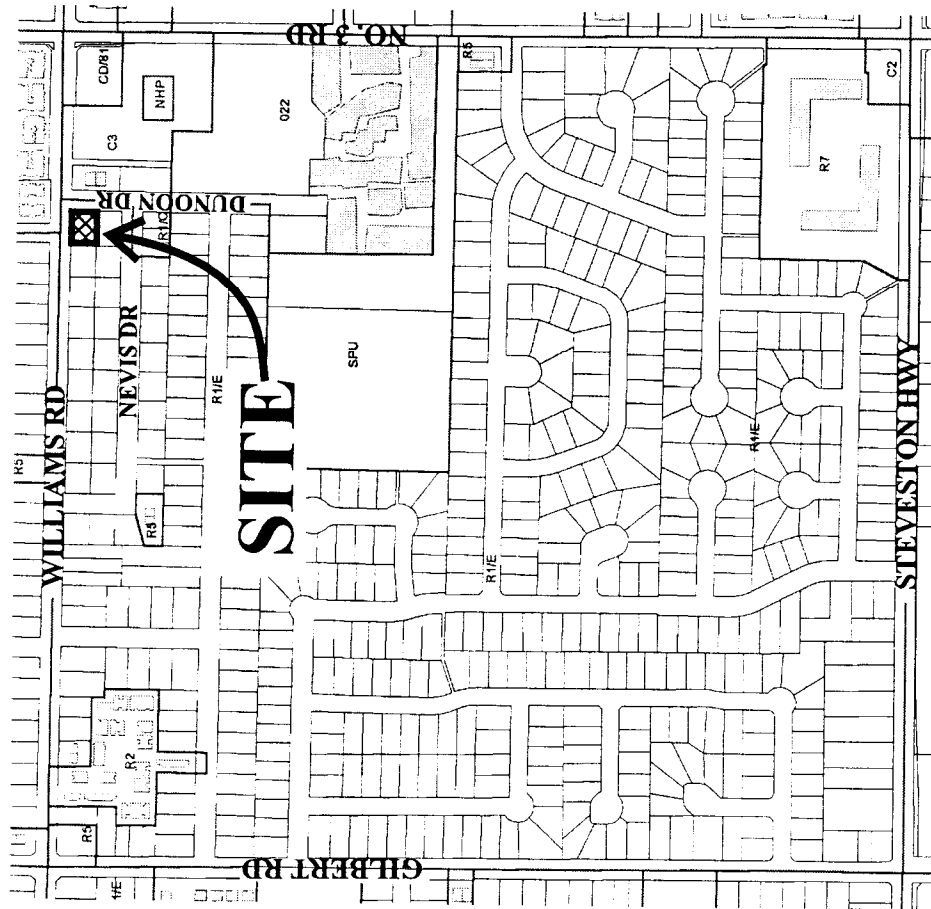
Jenny Beran, MCIP
Planner, Urban Development

JMB:jmb

Prior to final adoption a development permit must be completed to an acceptable level according to the Manager, Development Applications.



City of Richmond



SITE

WILLIAMS RD

NEVIS DR

DUNOON DR

ATTACHMENT 1

7571
20.12

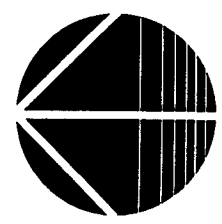
7591
20.12

20.57

41.24

30.48	24.23	30.48	24.23	24.23
7480		7500		7511
30.48	24.23	30.48	24.23	33.63
7471		7491		
30.48		30.48		

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7480	7500	7520	7540	10051
		26.50	26.52	26.52



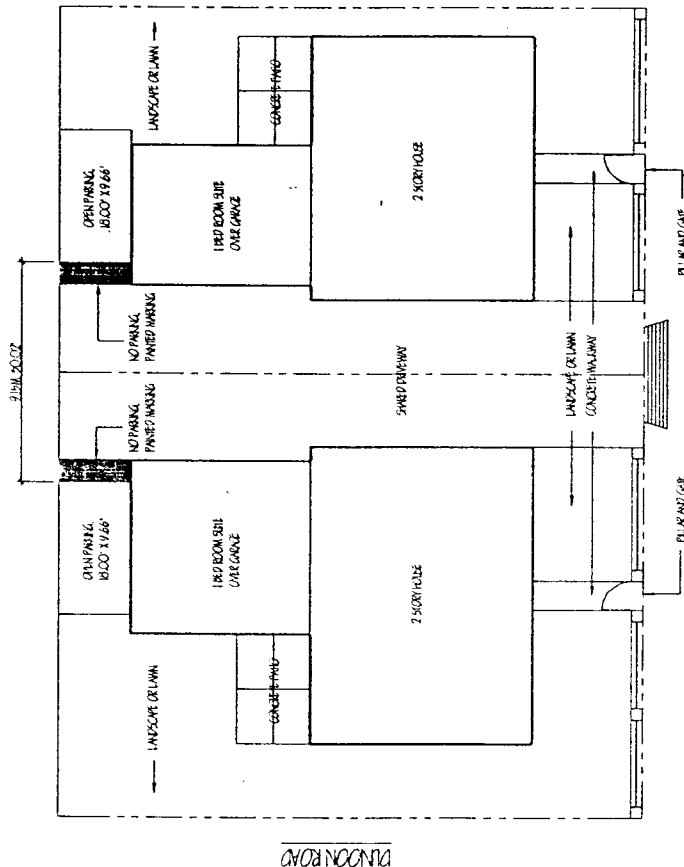
RZ 02-201235

Original Date: 02/26/02
Revision Date: 02/27/02
Note: Dimensions are in METRES

PROJECT DATA

LEA DEVELOPER: LOT 8 SECTION 21-4-6 PLANTERS
 SITE ADDRESS: 7520 WILLIAMS ROAD, EDMONTON, BC
 LEGAL DRAINAGE: R/T
 PREPARED BY: LORAN (10/07/19) CONSULTING (PLANNING DIVISION)
 EXISTING LOT SIZE: 10,500 S.F. (19.4) - 87,054 S.F.
 PROPOSED LOT 1: 10,500 S.F. (19.4) - 87,054 S.F.
 PROPOSED LOT 2: 10,500 S.F. (19.4) - 87,054 S.F.
 MAX. BUILDING AREA: 10,500 S.F. (19.4) - 87,054 S.F.
 PREPARED BY: LORAN (10/07/19) CONSULTING (PLANNING DIVISION)
 EXISTING LOT SIZE: 10,500 S.F. (19.4) - 87,054 S.F.
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 PREPARED BY: LORAN (10/07/19) CONSULTING (PLANNING DIVISION)

LANDSCAPE CONCEPTUAL PLAN
 1/8" = 1'-0"



WILLIAMS ROAD

ATTACHMENT 2

Project For:
 MR. HUBBARD
 7520 WILLIAMS ROAD,
 EDMONTON, BC

Project Name:
 LANDSCAPE CONCEPTUAL PLAN
 PROJECT DATA

Sheet No.: 026
 Date: 10/07/19
 Scale: 1/8" = 1'-0"



Client Name:
 Project Name:
 Project Address:
 Project City:
 Project State:
 Project Zip:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990

POLICY 5430

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 32-4-6

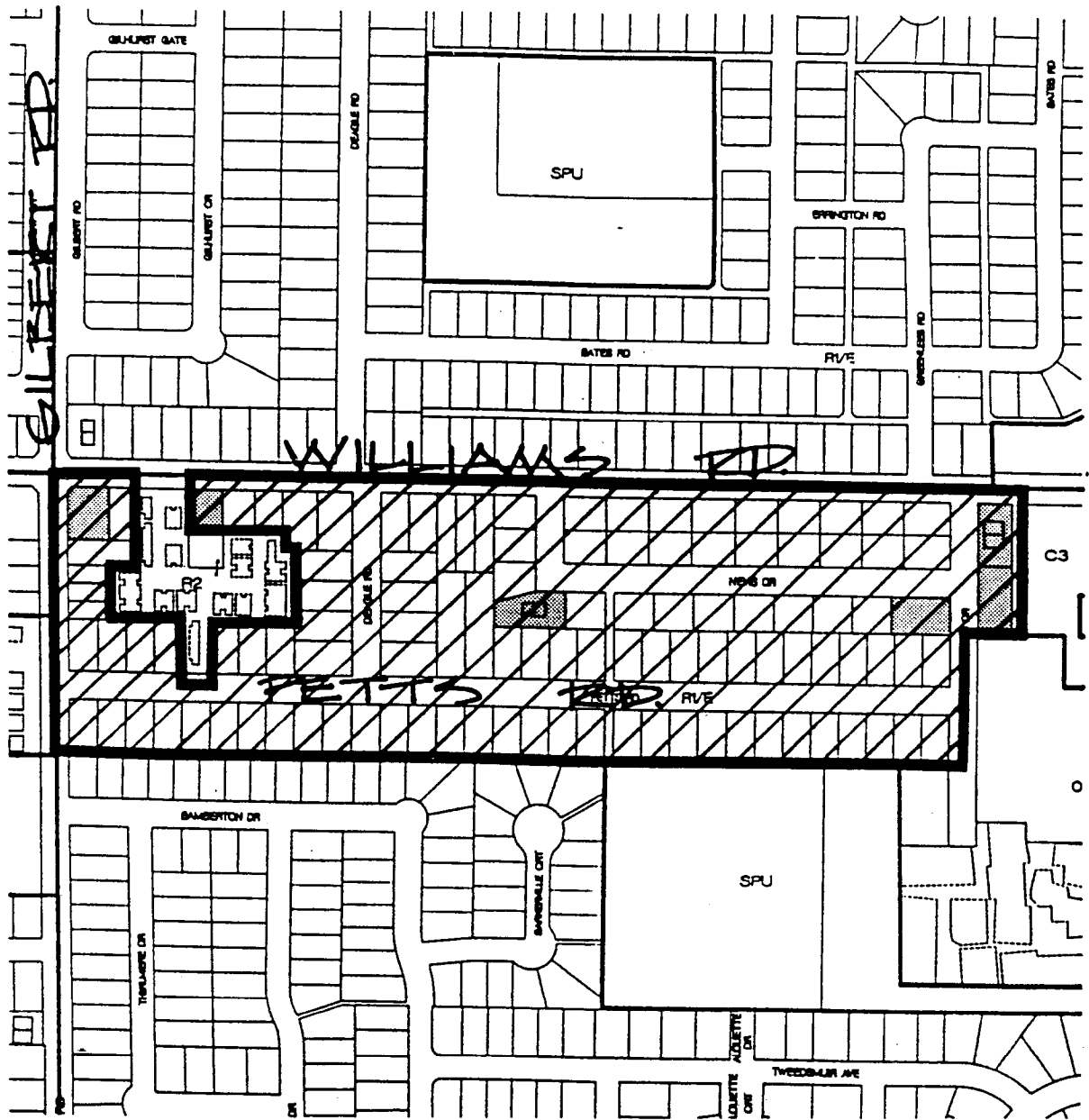
POLICY 5430:

The following policy establishes lot sizes within the area bounded by Williams Road, Gilbert Road, the south side of Petts Road, the east side of Dunoon Drive (Section 32-4-6):

That properties within the area bounded by Williams Road, Gilbert Road, the south side of Petts Road and the east side of Dunoon Drive, in a portion of Section 32-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

That properties with duplexes be permitted to subdivide into two single-family lots as per Single-Family Housing District (R1/C).

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBDIVISION PERMITTED AS
PER R1/E



DUPLEXES ELIGIBLE TO BE SPLIT
INTO TWO LOTS



POLICY 5430
SECTION 32,4-6

DATE
12/01/89



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7396 (RZ 02-201235)
7520 Williams Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/124)**:

P.I.D. 000-474-339

Lot 18 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as **"Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7396"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 22 2002

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK